

151.0

0001

0009.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,044,300 / 1,044,300

ASSESSED:

1,044,300 / 1,044,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CEDAR AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ROTHENBERG MICHAEL/JENNIFER H	
Owner 2:	
Owner 3:	

Street 1: 31 CEDAR AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: KRACUNAS WILLIAM J -

Owner 2: UPTON SUZANNE M -

Street 1: 31 CEDAR AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .256 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 2196 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11158		Sq. Ft.	Site		0	80.	0.68	9									603,791						603,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										11158.000		440,500				603,800		1,044,300						99850	
																								GIS Ref	
																								GIS Ref	
																								Insp Date	
																								04/09/14	

## USER DEFINED

Prior Id # 1: 99850

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID		TAX DISTRICT								PAT ACCT.				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date												
2022	101	FV	440,500	0	11,158.	603,800	1,044,300		Year end													
2021	101	FV	427,600	0	11,158.	603,800	1,031,400		Year End Roll													
2020	101	FV	427,600	0	11,158.	603,800	1,031,400	1,031,400	Year End Roll													
2019	101	FV	313,000	0	11,158.	566,100	879,100	879,100	Year End Roll													
2018	101	FV	313,000	0	11,158.	467,900	780,900	780,900	Year End Roll													
2017	101	FV	313,000	0	11,158.	430,200	743,200	743,200	Year End Roll													
2016	101	FV	313,000	0	11,158.	392,500	705,500	705,500	Year End													
2015	101	FV	305,500	0	11,158.	384,900	690,400	690,400	Year End Roll													

BUILDING PERMITS										ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
3/6/2014	170	Redo Bas	26,000						4/9/2014	Measured	PC	PHIL C									
3/7/2013	312	Solar Pa	12,980	C					5/24/2013	Info Fm Prmt	EMK	Ellen K									
5/13/2010	430	Addition	218,000					EXTEND FFL KITCHEN	3/11/2009	Inspected	189	PATRIOT									
8/15/2002	677	Re-Roof	3,500	C					1/9/2009	Measured	372	PATRIOT									
6/4/2001	349	Wood Dec	8,600	C				14X16 WOOD DECK	4/10/2001	MLS	MM	Mary M									
									11/19/1999	Meas/Inspect	263	PATRIOT									
									1/1/1982		KM										

Sign: VERIFICATION OF VISIT NOT DATA									
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6 - Colonial	2A - 2 Sty +Attic	1	Rating: Good	Full Bath: 1	A Bath: 1	Rating: Very Good	3/4 Bath:	SINK IN BSMT.				21	13	18	1						
(Liv) Units: 1	Total: 1			A 3QBth		Rating:															
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Good															
Frame: 1 - Wood				A HBth:		Rating:															
Prime Wall: 1 - Wood Shingle				OthrFix: 1		Rating: Average															
Sec Wall:		%																			
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: WHITE																					
View / Desir:																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Grade: C - Average				Kits: 1		Rating: Very Good		1st Res Grid	Desc: Line 1	# Units 1											
Year Blt: 1935	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:			Fpl: 1		Rating: Good		Other													
Jurisdct: G15	Fact: .			WSFlue:		Rating:		Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
								Lower													
								Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1									
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	6	3										
Sec Int Wall:	%			Floor:				Additions:													
Partition: T - Typical				% Own:				Kitchen:													
Prim Floors: 3 - Hardwood				Name:				Baths:													
Sec Floors:	%							Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar:								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 151.0-0001-0009.B												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				